

NOTE: THIS SUBDIVISION IS SUBJECT TO WORCESTER COUNTY'S FOREST CONSERVATION LAW.

THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 02-22. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW.

A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF REVIEW AND PERMITTING. A SHORT TERM MANAGEMENT AGREEMENT AND A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

NOTES:

- 1) THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OF THIS SITE.
- 2) ZONING: E-1(ESTATE)
USE: SINGLE FAMILY CLUSTERED HOUSING
SETBACKS: FRONT YARD-15'
SIDE YARD-8'
REAR YARD-20'
- 3) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0170 B, DATED 6/15/83, THIS SITE AS SHOWN IS LOCATED IN ZONE A11 & ZONE B.
- 4) THE FLOODPLAIN ELEVATION FOR THIS SITE IS ELEVATION 7.0'
- 5) PAVEMENT REQ: 22' PAVED ROAD W/4' WIDE STABILIZED SHOULDERS BASED ON 280 TRIPS PER DAY
- 6) ALL ROADS TO BE BUILT TO COUNTY STANDARDS.
- 7) ALL ROADS TO BE DEDICATED TO THE COUNTY AS PUBLIC ROADS.
LINEAR FOOTAGE FOR ROADS:
SEA BISCUIT ROAD = 3,143.88' , SECRETARIAT DRIVE = 368.01'
- 9) CURRENT USE: FARM AND WOODLANDS
- 10) PLAT REFERENCES:
MOUNT EPHRAIM FARM
BLOCK A, LOT 1, PARCELS A & B
RHO- 140/25

EQUESTRIAN SHORES, BLOCK A, PARCEL A & B, BOUNDARY SURVEY & EASEMENT PLAN, EXHIBIT "A"
SVH, 152/42, 10/20/97
LOT 1A, PARCEL 126 AND HELEN JONES PARCEL 59
EQUESTRIAN SHORES, BLOCK A, REVISES PARCELS A & B BOUNDARY LINE
RHO 154/12-16, 04/23/98
ADJUSTMENT BETWEEN THE LANDS OF MAY PARTNERSHIP WITH STEPHEN T. GORDON,
- 11) TOTAL NUMBER OF BUILDABLE LOTS= 29
TOTAL NUMBER OF OUTLOTS= 3, "A, B, C"
- 12) PRELIMINARY PLAT APPROVAL WAS GIVEN FOR THIS SUBDIVISION ON OCTOBER 3, 2002.

SURVEYOR'S CERTIFICATE

I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

George E. Young, III
Professional Land Surveyor No. 10854

11/19/03
DATE



OWNER/DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF.

THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

Kathleen M. Schardt Member 11/12/03

OP LAND, LLC
KATHLEEN M. SCHARDT
12641-220 OCEAN GATEWAY
OCEAN CITY, MARYLAND 21842

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10'- WIDE STRIP ACROSS THE FRONT OF THE LOTS SHOWN AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF BAYSIDE ROAD. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

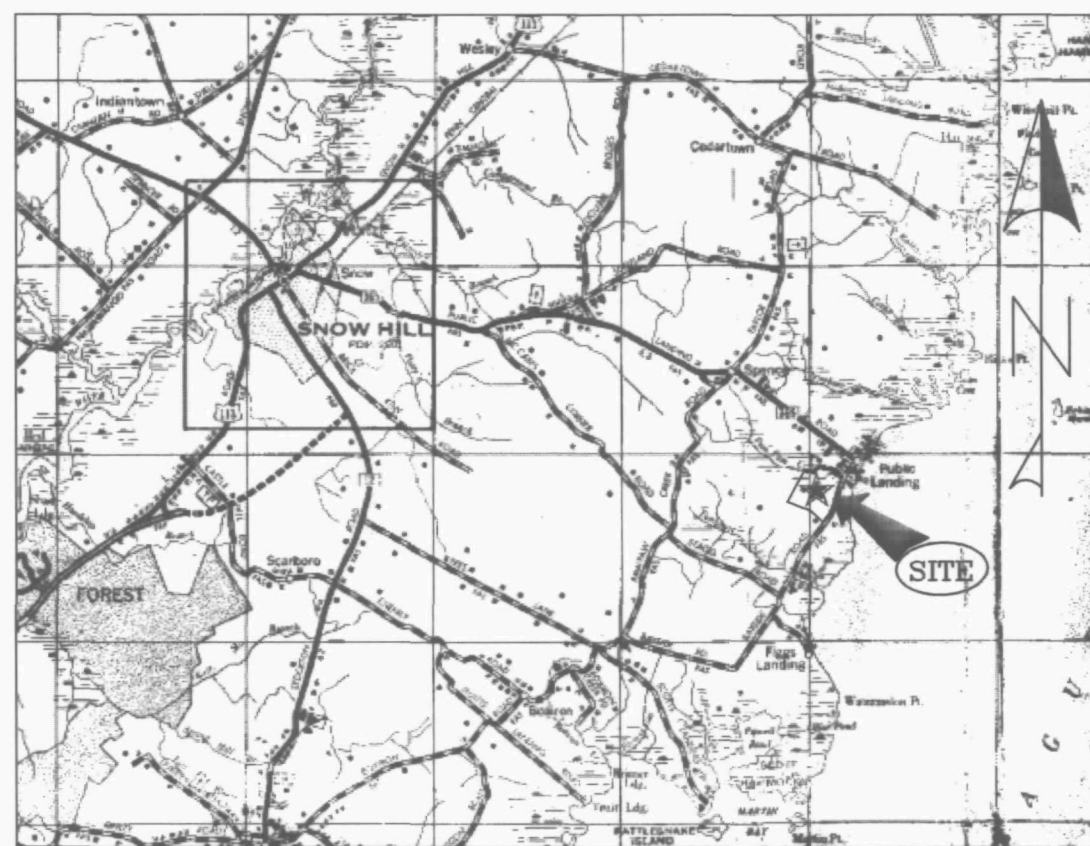
INDEX OF DRAWINGS

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- SHEET 2. EXISTING LOTS OF RECORD
- SHEET 3. KEY MAP
- SHEET 4. LINE & AREA CHARTS
- SHEET 5. LOTS 1-3,28&29, PORTION OF OUTLOTS A&B
- SHEET 6. LOTS 4&5, PORTION OF LOTS 3,26&27 & OUTLOT B
- SHEET 7. LOTS 6-25, OUTLOT C & PORTION OF OUTLOT A & B
- SHEET 8. OUTLOT A
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FINAL PLAT SUBDIVISION "EQUESTRIAN SHORES, SECTION 2" OF THE LANDS OF OP LAND, LLC

TAX MAP 73 BLOCK 2 PARCELS 123 THRU 125
DEED 3928/294
SECOND TAX DISTRICT
WORCESTER COUNTY, MARYLAND

THIS PROPERTY LIES WITHIN THE COASTAL BAYS CRITICAL AREA AND IS SUBJECT TO THE LAW. THE DEVELOPER/OWNER OF ANY OF THE LOTS AFFECTED BY THIS LAW SHOULD CONTACT THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING EARLY IN THE PLANNING STAGES IN ORDER TO ASCERTAIN ALL PERTINENT INFORMATION WITH REGARD TO THE REGULATION WHICH GOVERNS THIS 100 FOOT BUFFER.



VICINITY MAP
PROJECT NO. 99055

- FOREST PROTECTION SIGN
- FOREST PROTECTION AREA
- FOREST TO BE CLEARED
- PROPOSED REFORESTATION AREA
- EMERGENT TIDAL WETLANDS
- NON-TIDAL WETLANDS AREA
- BUILDING SETBACK LINES
- ATLANTIC COASTAL BAYS CRITICAL AREA BUFFER LINE
- NON TIDAL WETLANDS BUFFER LINE
- NON TIDAL WETLANDS LINE
- 100 YEAR FLOODPLAIN LINE

SVH 186/38

WORCESTER COUNTY
PLANNING AND ZONING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF, OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OR ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL, SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

ALL THE LOTS AS SHOWN WILL BE SERVICED BY ON-SITE SEWAGE DISPOSAL AND WATER SUPPLY SYSTEMS AS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

APPROVING AUTHORITY

11/19/03

DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT OF WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE. The well location on Lot 126 must be changed to meet required setbacks.

11/19/03
DATE

APPROVING AUTHORITY-WORCESTER COUNTY.

LEGEND

- - IRON ROD W/CAP SET
- - CONCRETE MONUMENT SET
- - PROPERTY CORNER
- ⊙ - PROPOSED WELL
- - PROPOSED SEWAGE RESERVE AREA

GEY
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SCALE: NOT TO SCALE 5/8/03 COUNTY COMMENTS
DRAWN BY: SDT 7/18/03 COUNTY COMMENTS
DATE DRAWN: 2/10/03 11/10/03 DEED REFERENCE
CADD NAME: 1DRAWING\1999 SHEET 1 OF 9
JOB #: 99055-A

MSA CSU 2152-6978-1 P99713